



**Eastgate, Shipdham, Thetford, IP25 7NB**

**welcome to**

**Eastgate, Shipdham, Thetford**

An extremely well-presented 2 bedroom detached bungalow, occupying a peaceful cul-de-sac position within this well-regarded village. The home boasts a 22' lounge with log burner, 17' conservatory, modern kitchen & shower room, separate utility, attractive gardens, driveway parking & garage!





## Description

We are excited to welcome this adaptable 2 bedroom detached bungalow, presented in excellent decorative order throughout, and located within the well-served village of Shipdham, with local amenities close by and convenient bus routes.

In brief, the internal accommodation comprises; entrance hall, fitted kitchen with built-in oven, impressive dual-aspect lounge with complementary log burner - creating a warm and inviting atmosphere, separate utility room which overlooks the rear garden, generous conservatory with personal access to the integral garage, two bedrooms and the modern shower room.

Coupled with the accommodation, the property further benefits from gas fired central heating and double glazed windows throughout. Outside, a driveway provides off-road parking space and access to the integral garage, together with a privately-enclosed rear garden which offers a perfect blend of relaxation and practicality.

Internal and external viewings are essential to fully appreciate the accommodation and sought-after location on offer!

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Fitted carpet flooring, airing cupboard, radiator, doors opening to both bedrooms and the shower room, and archway opening to;

### Kitchen

10' 8" x 9' 5" ( 3.25m x 2.87m )

A range of floor mounted units with complementary rolled edge work surfaces over, inset sink with mixer tap, tiled splashbacks, built-in electric oven, space for fridge freezer, space for washing machine, wood effect flooring, radiator, double glazed window to rear aspect, double glazed door opening to the utility room, and further door opening to;

### Lounge

22' 2" x 10' 2" ( 6.76m x 3.10m )

Dual-aspect room with fitted carpet flooring, central log burner with tiled hearth and decorative surround, two radiators, double glazed window to front aspect, and double glazed patio doors opening to the rear garden.

### Utility Room

13' 8" x 6' 4" ( 4.17m x 1.93m )

Fitted base unit with complementary rolled edge work surfaces over, tiled splashbacks, fitted carpet flooring, dual-aspect double glazed windows to side and rear aspects, and double glazed door with side panel windows opening to;

### Conservatory

17' 8" x 7' 2" ( 5.38m x 2.18m )

Fitted carpet flooring, double glazed window to rear aspect, double glazed external door opening to the rear garden, and door opening to the integral garage.

### Bedroom One

11' 6" x 10' 9" ( 3.51m x 3.28m )

Fitted carpet flooring, radiator and double glazed window to rear aspect.

### Bedroom Two

10' 9" x 8' 7" ( 3.28m x 2.62m )

Fitted carpet flooring, radiator and double glazed window to front aspect.

### Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in double shower, tiled walls, tiled flooring, radiator and double glazed obscure glass window to front aspect.

### Outside

To the front of the property, a shingle and hard standing driveway provides sufficient off-road parking, alongside access to the integral garage, offering convenient access directly into the home. The remainder of the front is laid to well-tended lawn with decorative shrub beds and a paved patio pathway leading to the rear gate and main entrance.

This delightful rear garden features a well-maintained patio area, ideal for outdoor seating or al-fresco dining. Beyond the patio, there is well-tended lawn with beautifully arranged flower beds and borders surrounding which showcase greenery, adding charm and vibrancy throughout the seasons. Secure fencing encloses the garden, ensuring privacy, together with a tucked away storage shed for convenience.

### Integral Garage

Power, lighting, window to side aspect and double doors to front.

### Location

Shipdham is a well-served village, located between the market towns of Dereham and Watton and is approximately 22 miles to the centre of Norwich. The village boasts extensive amenities including a primary school, which incorporates a play group, shops, a doctor's surgery, a post office, a public house and an attractive church. There is also a regular bus service to both Dereham and Norwich, where further amenities and facilities can be found.

### directions to this property:

Upon entering Shipdham from the Dereham direction, proceed along Dereham Road and take the left hand turn into Eastgate. Continue along, bearing right and the property can be found on the left hand side.



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## Eastgate, Shipdham, Thetford

- Delightful 2 Bedroom Detached Bungalow
- 22' Dual-Aspect Lounge With Log Burner
- Modern Fitted Kitchen And Separate Utility
- 17' Conservatory
- Beautifully Maintained Gardens
- Driveway Parking And Integral Garage
- Cul-De-Sac Village Location
- Local Amenities Close By

Tenure: Freehold EPC Rating: D

**£289,950**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
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